

**TOWN OF DAVIE  
WORKSHOP MEETING  
JANUARY 7, 2009**

The meeting was called to order at 5:35 p.m. and was followed by the Pledge of Allegiance.

Present at the meeting were Mayor Truex, Vice-Mayor Luis, and Councilmembers Crowley, Hubert and Starkey. Also present were Town Administrator Shimun, Town Attorney Rayson, and Town Clerk Muniz recording the meeting.

Mitchell Chester presented the affordable Housing Report. He stated the Affordable Housing Advisory Committee had used the 11 mandated criteria to make some of their recommendations and had created additional recommendations as well. Some of their recommendations were:

Expediting approval of development orders and permits for affordable housing projects:

- Hold special Planning and Zoning Board/ Council meetings to expedite approvals
- Limit the number of times an affordable housing item could be tabled or continued by Council
- Create an affordable housing dispute resolution process using a mediator
- Establish an independent housing ombudsman position
- Establish a timeline for development and approval of affordable housing projects

Modification of impact fee requirements:

- Defer collection of water and sewer fees on new affordable housing projects for five years and freeze the fee rate for the deferral period
- Consider altering applicable standard requirements

Density flexibility for affordable housing projects:

- Create incentives for construction of rental units
- Encourage developments of greater density where appropriate
- Foster development of rental housing with inclusionary zoning
- Encourage the use of rental subsidies
- Allow mixed use development

Reservation of infrastructure capacity for very low, low and moderate-income persons:

- Consider higher density for affordable housing development

Allow accessory residential units in residential zoning districts:

- Establish incentives for accessory units
- Encourage homeowner associations to amend covenants that prohibit this
- Definition of accessory dwelling units should be as set forth in statutes

Modification of street requirements for affordable housing:

- Amend Land Development Code regarding capacity to favor affordable housing
- Differentiate aesthetic issues from safety issues
- Consider widening streets to facilitate affordable housing units, with the developer covering the costs
- Consider reducing right-of-way standards and infrastructure costs

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Additional recommendations from the Committee included:

- Ask the Town's lobbyists to request more specificity from the State regarding criteria and available funding
- Provide an inventory of locally-owned public lands suitable for affordable housing on the Town's website and in the Town's magazine
- Establish a process to assess the financial impact of procedures, ordinances and regulations that increase the cost of housing prior to their adoption
- Create a permanent Affordable Housing Advisory Committee to review existing policies
- Conduct continuing review and analysis of what other jurisdictions are doing regarding affordable housing
- Identify and promote sustainable revenue for an Affordable Housing Trust Fund
- Conduct ongoing review of policies and procedures by Affordable Housing Committee
- Work with FDOT to encourage development of the transit-oriented corridor to work hand-in-hand with affordable housing incentives
- Encourage and "incentivize" the development of residential units above existing and future retail developments
- Create a permanent liaison for County and State affordable housing groups
- Conduct ongoing community education regarding the importance and impact of affordable housing
- Create mitigation and avoidance education plans for foreclosures
- Avoid repealing or sunseting affordable housing incentives
- Utilize community land trusts to create affordable housing
- Utilize volunteers to supplement affordable housing efforts

Mr. Chester advised that the Florida Statutes required adoption of an amendment to the local housing assistance plan to incorporate strategies within 90 days of receipt of the recommendations, or by March 30, 2009 at the latest.

Programs Specialist Burton Spiwak confirmed that the law did not require Council to make any change, but the report must be filed by March 17, 2009, since the report had been presented on December 17, 2008. He added that "because we have an active incentive program, which is a very good incentive program, or plan, we, the governing body chose not to make any additional changes or amendments." Mr. Spiwak clarified that the report due to the State by March 17th should describe actions the Town agreed to take and indicated that it was not the report created by the Affordable Housing Advisory Committee.

Councilmember Starkey agreed that the Town had developed a good incentive plan. She agreed with some of the new recommendations, but had concerns with others. Councilmember Starkey was specifically concerned about the accessory housing "granny flats" which she felt was "just adding density." She agreed they should consider the financial impacts of recommendations as they were presented.

Mr. Spiwak suggested that staff review the recommendations and return to Council with a report on their possible ramifications.

Interim Housing & Community Development Director Giovanni Moss confirmed that the Town's existing incentive program was compliant with State requirements and that adoption of the Committee's recommendations could "keep Davie ahead of the game." His department had already met with the Planning and Zoning Division and Utilities Department to review the items and was prepared to submit a report to Council regarding the recommendations.

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Mayor Truex felt there were good and bad recommendations in the report. He was unsure if the deferment of the utilities would be legal and thought it would create a burden on other users. Mayor Truex would be open to considering higher density in some additional areas, using a specific application process and worried that the accessory units was just a way to “double the density.” Regarding the separation of aesthetic and safety issues in development, he wanted to be sure this did not lead to the creation of “substandard neighborhoods.” He believed the creation of a permanent Affordable Housing Advisory Committee and the creation of a transit-oriented corridor along I-595 were good ideas.

Councilmember Hubert wanted to issue the report sooner than required, as she would leave Council in March.

Councilmember Crowley agreed with virtually everything in the report, provided it was legal. He wanted to move forward with creation of the inventory of parcels available for affordable housing development and building the trust fund. Councilmember Crowley thanked the Affordable Housing Advisory Committee for all their work.

Vice-Mayor Luis said that developers had complained to him regarding the existing water impact fees and asked if Davie’s fees were comparable to other cities. Utilities Director Bruce Taylor confirmed that the Town’s impact fees were in the middle range.

Mr. Chester asked Council to keep the Town’s lobbyist aware of their concerns about affordable housing so the lobbyists could maintain communication between the Town and Tallahassee on this issue.

There being no further business to discuss and no objections, the meeting was adjourned at 6:26 p.m.

Approved \_\_\_\_\_

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Mayor/Councilmember

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Town Clerk